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Tarrant County Texas

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MEMORANDUM OF OIL AND GAS LEASE

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Tarrant §

That the undersigned, Phixius Properties, LLC, a Texas Corporation (Mike Lehmann), whose address is 19796 Echo Blue Drive, Penn Valley, California 95946, (herein collectively called "Lessor", whether one or more) has executed and delivered to The Caffey Group, L.L.C., herein called "Lessee", whose address is 309 W. 7<sup>th</sup> Street, Suite 1300, Fort Worth, TX 76102, an Oil and Gas Lease dated 10/19, 2008, and covering minerals in 0.9492 acres of land, whether more or less (+-) as situated in Tarrant County, Texas, and being more described in Exhibit "A" attached hereto.

Whereas said Oil and Gas Lease provided for a "Primary Term" of 3 years with a 2 year option effective on the date first written above, Duplicate copies of said lease are in the possession of Lessor's and Lessee where the same may be examined by any person having a lawful right or legitimate interest therein.

Now therefore, for the consideration set forth in said lease, Lessor does hereby grant, lease and let unto Lessee all of the rights as specified therein, to the following described properties.

This "Memorandum of Lease" shall be binding on all parties, their heirs, successors and Assigns.

LESSOR: Mike Lehmann  
Name: Phixius Properties, LLC, a Texas Corporation  
By: Mike Lehmann  
(Individually and in all Capacities for the above described Land)

LESSOR: \_\_\_\_\_  
Name: \_\_\_\_\_  
(Individually and in all Capacities for the above described Land)

Title: Manager

Title: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Mike Lehmann and known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SEE ATTACHED  
CALIFORNIA ALL-PURPOSE  
ACKNOWLEDGEMENT.

Notary Public, State of Texas

Notary's printed name

STATE OF TEXAS

COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ and known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of Texas

Notary's printed name

D209035554

## EXHIBIT "A"

Attached to and made a part of Memorandum of Oil and Gas Lease dated 10/13, 2008, between Phixius Properties, LLC, a Texas Corporation (Mike Lehmann) whose address 19796 Echo Blue Drive, Penn Valley, California 95946, as "Lessor", and **The Caffey Group, LLC**, as "Lessee."

### LEGAL DESCRIPTION

.1737 Acres, More or Less, particularly described as follows:

LOT 1A, BLOCK 111, in Westcliff Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-45, Page 70, Deed Records of Tarrant County, Texas

.1509 Acres, More or Less, particularly described as follows:

LOT 1B, BLOCK 111, Westcliff Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-45, Page 70, Deed Records of Tarrant County, Texas

.1492 Acres, More or Less, particularly described as follows:

LOTS 2A & 1C, in BLOCK 111, Westcliff Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-45, Page 70, Deed Records of Tarrant County, Texas

.1454 Acres, More or Less, particularly described as follows:

LOT 2B, in BLOCK 111, Westcliff Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-45, Page 70, Deed Records of Tarrant County, Texas

.1492 Acres, More or Less, particularly described as follows:

LOT 3A, in BLOCK 111, Westcliff Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-45, Page 70, Deed Records of Tarrant County, Texas

.1808 Acres, More or Less, particularly described as follows:

LOT 3B, in BLOCK 111, Westcliff Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-45, Page 70, Deed Records of Tarrant County, Texas

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of NEVADA

On OCT 15, 08 before me, AMY F. POWERS, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared MICHAEL T. LEHMANN  
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/~~her~~/their authorized capacity (ies), and that by his/~~her~~/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Amy F. Powers  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: MEMORANDUM OF OIL AND GAS LEASE

Document Date: 10/13/08

Number of Pages: 2

Signer(s) Other Than Named Above: ~ NONE ~

### Capacity(ies) Claimed by Signer(s)

Signer's Name: MICHAEL T. LEHMANN

☒ Individual

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: SELF

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

☐ Individual

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
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